



County of Fairfax, Virginia

2015 Planning Commission

Peter F. Murphy, Jr.
Chairman
Springfield District

Frank de la Fe
Vice Chairman
Hunter Mill District

James R. Hart
Secretary
At-Large

Timothy J. Sargeant
Parliamentarian
At-Large

Ellen "Nell" Hurley
Braddock District

John C. Ulfelder
Dranesville District

James T. Migliaccio
Lee District

Julie Strandlie
Mason District

Earl L. Flanagan
Mount Vernon District

Kenneth A. Lawrence
Providence District

John L. Litzenberger
Sully District

Janyce N. Hedetniemi
At-Large

Jill G. Cooper
Executive Director

Kim A. Bassarab
Assistant Director

John W. Cooper
Clerk to the Commission

October 2, 2015

Inda Stagg
Walsh, Colucci, Lubeley & Walsh, PC
2200 Clarendon Boulevard, Suite 1300
Arlington, VA 22201

**Re: SE 2015-SU-017 – BBCN BANK
Sully District**

Dear Ms. Stagg:

At its October 1, 2015 meeting, the Planning Commission voted 10-0 (Commissioners Hedetniemi and Lawrence were absent from the meeting) to **RECOMMEND APPROVAL** of the above-referenced application, subject to the development conditions dated September 16, 2015, as attached. A copy of the verbatim transcript is attached.

This letter serves as a record of the Planning Commission's recommendation to the Board of Supervisors and not as the final approval. The application is still subject to final decision by the Board of Supervisors.

This action does not constitute exemption from the various requirements of this county and state. The applicant is responsible for ascertaining if permits are required and obtaining the necessary permits such as Building Permits, Residential Use Permits and Non-Residential Use Permits. Information concerning building permits may be obtained by calling 703-222-0801.

Sincerely,

John W. Cooper
Clerk,
Planning Commission

cc: Michael Frey, Supervisor, Sully District
John Litzenberger, Planning Commissioner, Sully District
Catherine A. Chianese, Assistant County Executive, Clerk to the Board of Supervisors, County Executive Office
Sharon Williams, Staff Coordinator, ZED, DPZ
Robert Harrison, ZED, DPZ
October 1, 2015 date file



To request special accommodations, call the Planning Commission office at 703-324-2865, TTY 703-324-7951. Please allow seven working days to make the appropriate arrangements.



Proposed Development Conditions**SE 2015-SU-017****September 16, 2015**

If it is the intent of the Board of Supervisors to approve SE 2015-SU-017 located at Tax Map 54-4 ((1)) 87D pt. to permit a drive-in bank within an existing office building pursuant to Sections 4-604, 9-601, and 7-607 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions. Previously approved development conditions that are being carried forward are noted by an asterisk (*).

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.*
2. This Special Exception is granted only for the purpose(s), structure(s), and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions. *
3. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this Special Exception shall be in substantial conformance with the approved Special Exception Plat entitled "Special Exception on a portion of the land of NV land, Inc.", prepared by Brian Lundstrom, dated July, 1986, and these conditions. Minor modifications to the approved Special Exception Amendment may be permitted pursuant to Paragraph 4 of Section 9-004 of the Zoning Ordinance. *
4. A coordinated signage system shall be developed to direct customers to and from the drive-in banking facility. These signs shall be located for the benefit of customers coming from or choosing to leave through either the Braddock Road and Old Centreville Road shopping center access points. These signs shall be in conformance with the requirements of Article 12 of the Zoning Ordinance and shall be erected prior to the date that the drive-in bank begins serving customers.*
5. Parking shall be provided in conformance with the regulations of Article 11.

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by that Board.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the

required Non-Residential Use Permit through established procedures, and this Special Exception shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless the sign permits have been applied for and issued. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

Planning Commission Meeting
October 1, 2015
Verbatim Excerpt

SE 2015-SU-017 – BBCN BANK

After Close of the Public Hearing

Chairman Murphy: Without objection – public hearing is closed. Recognize Mr. Litzenberger.

Commissioner Litzenberger: Mr. Chairman, can I have the applicant confirm for the record their agreement to development conditions dated September 16th, 2015?

Inda Stagg, Applicant's Agent, Walsh, Colucci, Lubeley & Walsh, PC: Yes, we agree to these conditions.

Commissioner Litzenberger: Thank you. I MOVE THE PLANNING COMMISSION APPROVE SE 2015-SU-017, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED SEPTEMBER 16TH, 2015.

Commissioner Flanagan: Second.

Chairman Murphy: Seconded by Mr. Flanagan. Is there a discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors that it approve SE 2015-SU-017, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Litzenberger: Thank you, Mr. Chairman.

Chairman Murphy: Thank you.

//

(The motion carried by a vote of 10-0. Commissioners Hedetniemi and Lawrence were absent from the meeting.)

JLC